

IN RE: PETITION FOR VARIANCE
E/S Hilton Terrace, 188' S of
the c/l of Oak Court
(1310 Hilton Terrace)
1st Election District
1st Councilmanic District

Michael A. Ugiansky
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-228-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 1310 Hilton Terrace, located in the vicinity of Rolling Road in Catonsville. The Petition was filed by the owner of the property, Michael A. Ugiansky. The Petitioner seeks relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.5.a of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit minimum side window to tract boundary setbacks of 20 feet in lieu of the required 35 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Victor Marino, financial advisor and representative for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.69 acres, more or less, zoned D.R. 5.5 and is presently vacant. Mr. Marino testified that the subject property was once part of a larger parcel owned by Mr. Ugiansky's parents. The original holdings comprised more than 1.0 acre in area and was a long, narrow parcel of land with frontage on both Rolling Road and Hilton Terrace. In 1988, the

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Petitioner's parents subdivided the property and deeded the parcel which is the subject of this Petition to Mr. Ugiansky. The remainder of that parcel continues to be held by Mr. Ugiansky's parents and is improved with a single family dwelling in which the senior Mrs. Ugiansky resides. The Petitioner is desirous of developing his property with a single family dwelling with an attached garage as shown on Petitioner's Exhibit 1. As can be seen from the plan, 21.5-foot side setbacks are proposed. Due to the narrow width of the lot and its unusual configuration, the requested variance is necessary in order to proceed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

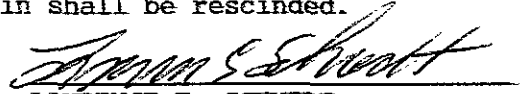
It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of January, 1996 that the Petition for Variance seeking relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.5.a of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a side window to tract boundary setback of 20 feet in lieu of the required 35 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 23, 1996

Mr. Michael A. Ugiansky
422 Rolling Road
Baltimore, Maryland 21228

RE: PETITION FOR VARIANCE
E/S Hilton Terrace, 188' S of the c/l of Oak Court
(1310 Hilton Terrace)
1st Election District - 1st Councilmanic District
Michael A. Ugiansky - Petitioner
Case No. 96-228-A

Dear Mr. Ugiansky::

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Victor Marino
8501 LaSalle Road, Suite 211, Towson, Md. 21286

People's Counsel

File

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-228-A

1310 HILTON TERR.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) HILTON SECTION - 3

1B01.2.C.2.a (V.B.5.a. CMDP) — To allow window to tract boundary setbacks (side) of 20 feet in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) My ORIGINAL PLANS, BACK IN 1985, WAS TO DEVELOPE THIS LOT FOR MULTIPLE HOMES THEREBY BALTO. COUNTY REQUIRING A 35 FOOT SIDE SET BACK.

My INTENTIONS NOW ARE TO BUILD A SINGLE DWELLING FOR MY PERSONAL USE THEREFORE I AM REQUESTING A 20 FT. SIDE SETBACK VARIANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Michael A. UGIANSKY

(Type or Print Name)

(x) Michael A. Ugiansky

Signature

N/A

(Type or Print Name)

Signature

422 Rolling Road

Address

Phone No

BALTIMORE, MD 21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Michael A. UGIANSKY

Name

747-5326

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

.75 hr. #230

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 12-1-95

ORDER RECEIVED FOR FILING

Date 1/23/96



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

MICROFILMED

230

96-228-A

ZONING DESCRIPTION FOR 1310 HILTON TERR.
(address)

Beginning at a point on the East side of
(north, south, east or west)
Hilton Terr which is _____
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 188 ft. South of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Oak Court
(name of street)
which is 25' wide. *Being Lot # 2,
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of HILTON SEC. # 3
(name of subdivision)
as recorded in Baltimore County Plat Book # 8267, Folio # 137,
containing 63,356 sq'. Also known as 1310 HILTON TERR.
(square feet or acres) (property address)
and located in the 1st Election District, 1st Councilmanic District.

RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

96-228-A

District 1st Date of Posting 12/15/95
 Posted for: Various
 Petitioner: Michael A. Ugiansky
 Location of property: 1310 Hilton Terrace
 Location of Sign: Facing road way on property being zoned
 Remarks: _____
 Posted by: [Signature] Date of return: 12/15/95
 Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

Item No. 230

000060

DATE 12-1-95 ACCOUNT R-001-6150

96-228-A

AMOUNT \$ 85.00

RECEIVED FROM: M. Ugiansky 1310 H. Iton Terr.
#010 - Resident of Va. value filing fee - \$50.00
#080 - Sign + Posting 35.00

FOR: _____

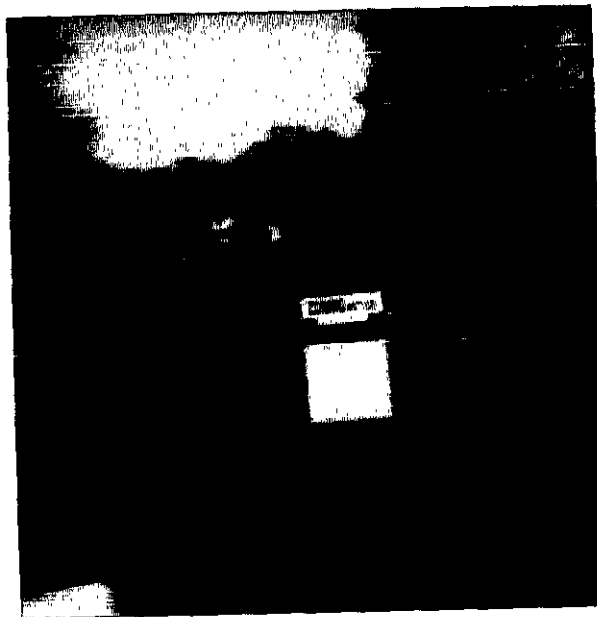
MICROFILMED

DIAGNO#2205MICRAC
 SA 0012#03F#12-01-95

Total \$85.00

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-228-A
(Item 230)
1310 Hilton Terrace
EAS Hilton Terrace, 186' S. of

Old Courthouse
1st Election District
1st Councilman
Legal Owner
Michael A. Blyskal

Hearing: Wednesday, January 3, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance: to allow window to track boundary setbacks (side) of 20 feet in lieu of the required 35 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or hearing, Please Call 887-3391.

12/084 Dec. 14

C22543

TOWSON, MD.,

12/15

, 19 95

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/14, 19 95.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

Publisher



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 230 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael A. Ugiansky

ADDRESS: 422 S. Rolling Road

Baltimore, MD 21228

PHONE NUMBER: _____



TO: PUTUMENT PUBLISHING COMPANY

December 14, 1995 Issue - Jeffersonian

Please forward billing to:

Michael A. Ugiansky
422 S. Rolling Road
Baltimore, MD 21228
747-5326

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-228-A (Item 230)
1310 Hilton Terrace
E/S Hilton Terrace, 188' S of c/l Oak Court
1st Election District - 1st Councilmanic
Legal Owner: Michael A. Ugiansky

Variance to allow window to tract boundary setbacks (side) of 20 feet in lieu of the required 35 feet.

HEARING: WEDNESDAY, JANUARY 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-228-A (Item 230)
1310 Hilton Terrace
E/S Hilton Terrace, 188' S of c/l Oak Court
1st Election District - 1st Councilmanic
Legal Owner: Michael A. Ugiansky

Variance to allow window to tract boundary setbacks (side) of 20 feet in lieu of the required 35 feet.

HEARING: WEDNESDAY, JANUARY 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Michael A. Ugiansky

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 29, 1995

Mr. Michael A. Ugiansky
422 Rolling Road
Baltimore, MD 21228

RE: Item No.: 230
Case No.: 96-228-A
Petitioner: M. A. Ugiansky

Dear Mr. Ugiansky:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 21, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 18, 1995
Items 221, 223, 225, 226, 229 and 230.

5

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

8 COPIES

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 11, 1995.

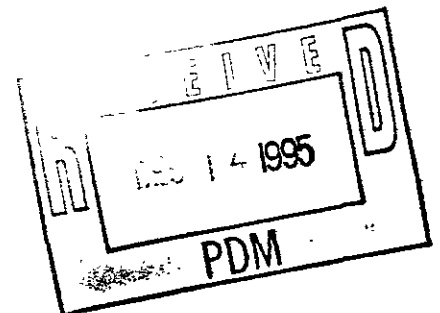
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 220, 221, 222, 223, 225,
226, 228, 229 AND 230.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ~~ZADM~~ PDM - Joyce Watson

DATE: 12/12/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee

Agenda: 11/27/95 and 12/11/95
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

11/27/95

Item #'s: 205
207
209
213
214

12/11/95

220 thru 231
and
Rev. #195

230

12/4/95

215
217
218
219

LS:sp

LETTY2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: December 11, 1995

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 217, 218, 219, 220, 223, 225, and 230

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

12-7-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 230 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#221 — RT

1. Notary section is incomplete.

#222 — JRA

1. Item number not on all papers in folder.
2. Petition form says zoning is "BM"; folder says "BM/MLR" — Which is correct?
3. Need printed name of person signing for legal owner and authorization.

#225 — JRF

1. No hardship or practical difficulty on front of petition form.
2. Folder not marked "critical area".
3. Notary section is incorrect - only one signature on back of petition form.

#227 — JCM

1. Folder not marked "critical area".

#228 — JRA

1. Item number not on all papers in folder.
2. Need authorization for person signing for legal owner.
3. Receipt not given to petitioner/attorney - still in folder.

#229 — JJS

1. Notary section is incomplete.

#230 — JJS

1. No telephone number for legal owner.
2. No location description, zoning, acreage, election or councilmanic districts on folder.

RE: PETITION FOR VARIANCE
1310 Hilton Terrace, E/S Hilton Terrace,
188' S of c/l Oak Court, 1st
Election District - 1st Councilmanic

Michael A. Ugiansky
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-228-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

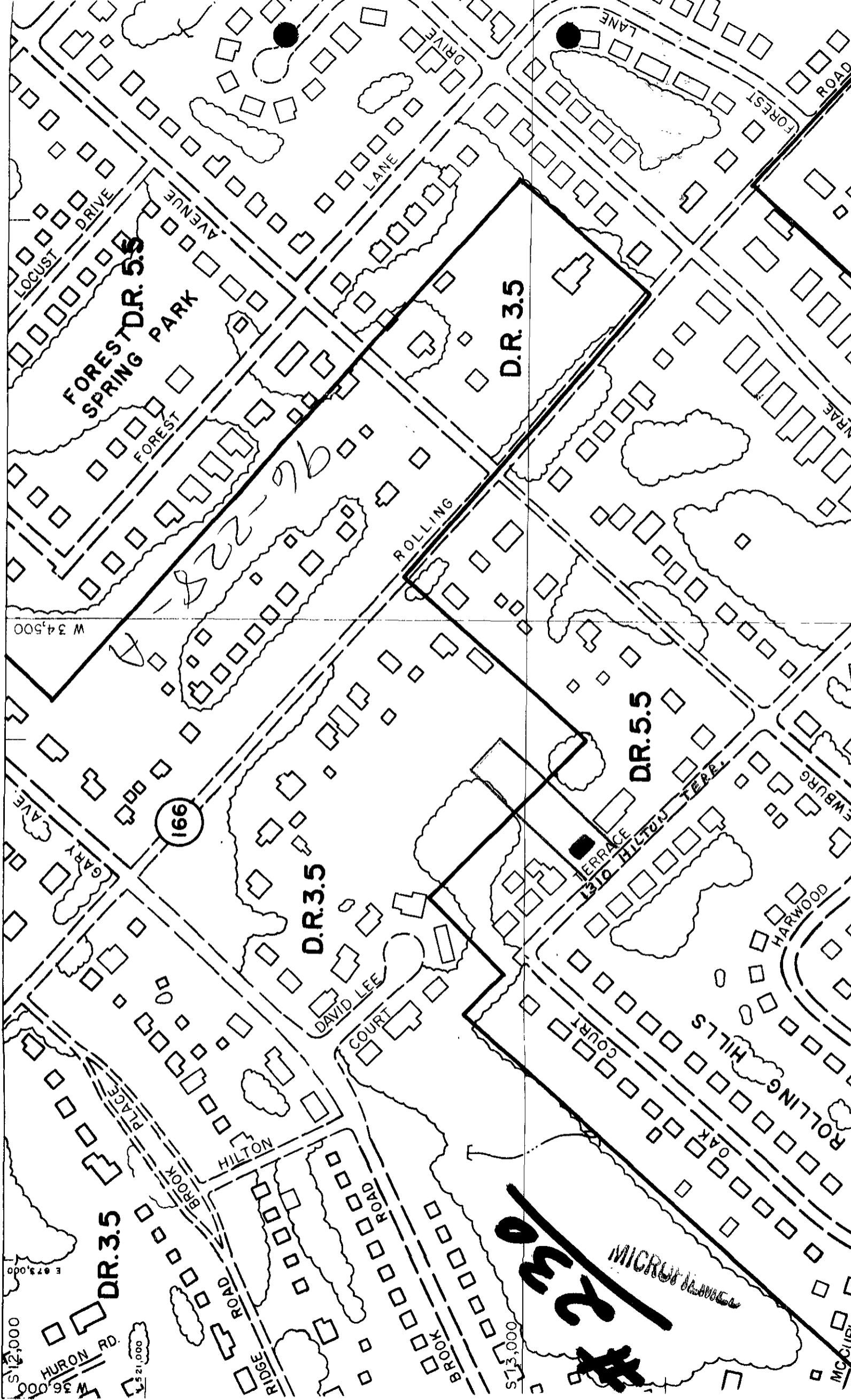
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Michael A. Ugiansky, 422 Rolling Road, Baltimore, MD 21228, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

1050



DR. 5.5

DR. 3.5

DR. 5.5

DR. 3.5

DR. 3.5

W 34,500

E 673,000

S 12,000

W 36,000

S 73,000

S 21,000

166

230

MICRO

Plat to accompany Petition for Zoning ☒ Variance

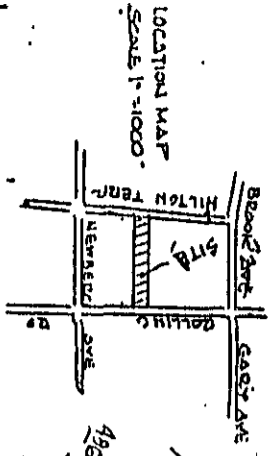
PROPERTY ADDRESS: 1310 HILTON TERR 21228 see pages 5 & 6 of the CHEI

Subdivision name: Hilton Section 3

plat book# 5267, folio# 137, lot# 2, section#

OWNER: Michael A. McGlinsky

96-2228-A



1" = 50'

NOT RECORDED

LOCATION INFORMATION

Election District: 1ST
Councilmanic District: 1ST

1"=200' scale map#: SW 4-F

Zoning: DR 5.5

Lot size: .69 AC 30,000 ± sq'

acreage square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ YES ☒ NO

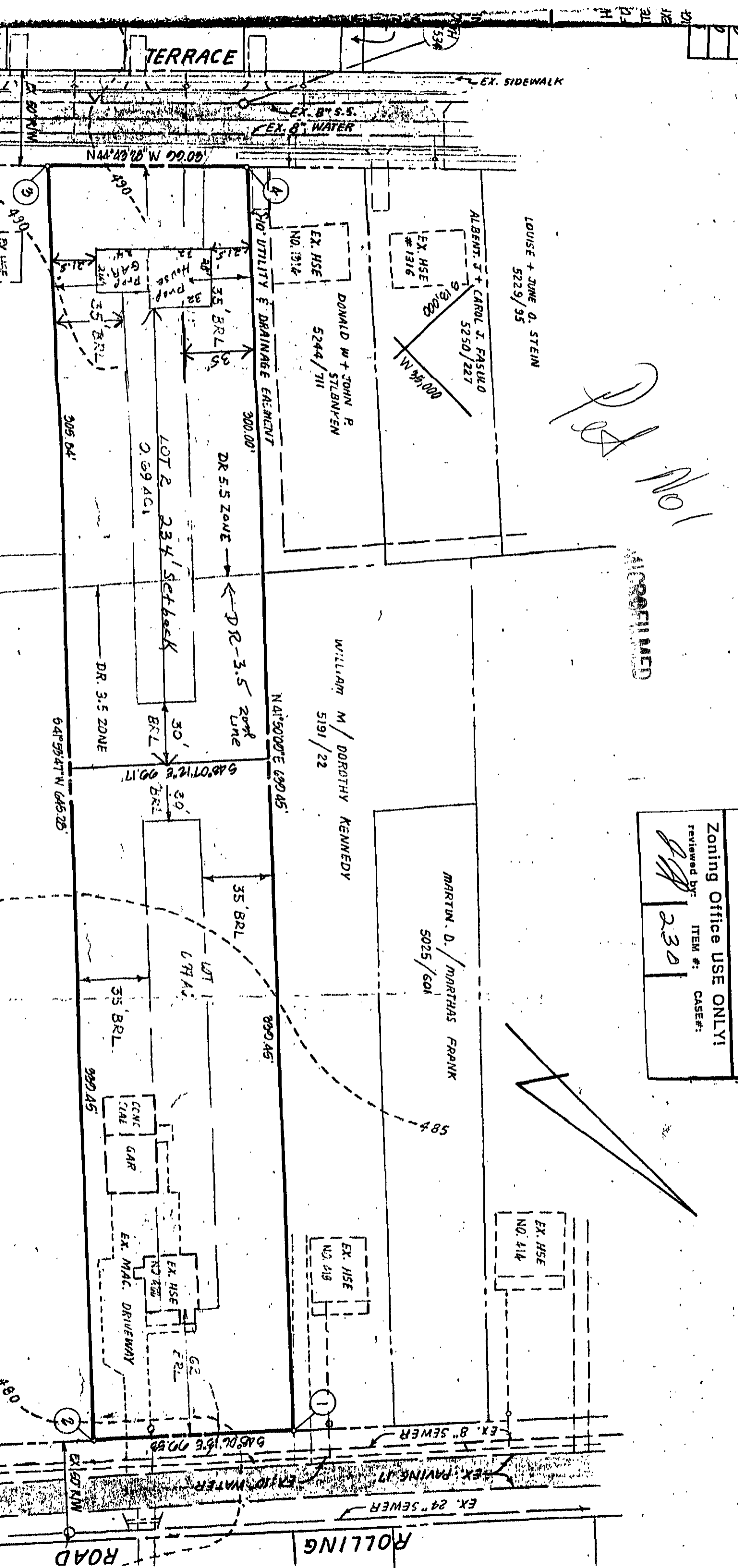
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

230

Minor Sub Division File # I-275



DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 230 Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael A. Ugiansky

ADDRESS: 422 S. Rolling Road

Baltimore, MD 21204

PHONE NUMBER:

704 POTOMAC PUBLISHING COMPANY
December 14, 1995 Issue - Jeffersonian

Please forward billing to:
Michael A. Ugiansky
422 S. Rolling Road
Baltimore, MD 21228
747-5326

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-228-A (Item 230)
1310 Hilton Terrace
2/5 Hilton Terrace, 188' S of c/l Oak Court
1st Election District - 1st Councilmanic
Legal Owner: Michael A. Ugiansky

Variance to allow window to tract boundary setbacks (side) of 20 feet in lieu of the required 35 feet.

HEARING: WEDNESDAY, JANUARY 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-228-A (Item 230)
1310 Hilton Terrace
2/5 Hilton Terrace, 188' S of c/l Oak Court
1st Election District - 1st Councilmanic
Legal Owner: Michael A. Ugiansky

Variance to allow window to tract boundary setbacks (side) of 20 feet in lieu of the required 35 feet.

HEARING: WEDNESDAY, JANUARY 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Arnold Jablon
Director

cc: Michael A. Ugiansky

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 29, 1995

Mr. Michael A. Ugiansky
422 Rolling Road
Baltimore, MD 21228

RE: Item No.: 230
Case No.: 96-228-A
Petitioner: M. A. Ugiansky

Dear Mr. Ugiansky:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 21, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 18, 1995
Items 221, 223, 225, 226, 229 and 230 5

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 11, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 220, 221, 222, 223, 225, 226, 228, 229 AND 230.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM - Joyce Watson DATE: 12/12/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 11/27/95 and 12/11/95
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items: 230

Item #'s: 205 220 thru 231
207 and
209 Rev. #195
213
214

12/4/95

215
217
218
219

LS:sp

LETTY2/DEPRM/TXTSSP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 11, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 217, 218, 219, 220, 223, 225, and 230

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Carol L. Kerns

FK/JL

ITEM217/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winslead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 230 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#221 — RT

1. Notary section is incomplete.

#222 — JRA

1. Item number not on all papers in folder.
2. Petition form says zoning is "BM", folder says "BM/MLR" — Which is correct?
3. Need printed name of person signing for legal owner and authorization.

#225 — JRE

1. No hardship or practical difficulty on front of petition form.
2. Folder not marked "critical area".
3. Notary section is incorrect - only one signature on back of petition form.

#227 — JCM

1. Folder not marked "critical area".

#228 — JRA

1. Item number not on all papers in folder.
2. Need authorization for person signing for legal owner.
3. Receipt not given to petitioner/attorney - still in folder.

#229 — JJS

1. Notary section is incomplete.

#230 — JJS

1. No telephone number for legal owner.
2. No location description, zoning, acreage, election or councilmanic districts on folder.

RE: PETITION FOR VARIANCE
1310 Hilton Terrace, E/S Hilton Terrace,
188' S of c/l Oak Court, 1st
Election District - 1st Councilmanic
Michael A. Ugiansky
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-228-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Denilio
CAROL S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Michael A. Ugiansky, 422 Rolling Road, Baltimore, MD 21228, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

